

LAUREL HILL SPORTSPLEX

Business Responses to Request for Information

Rockville/Dulles Sportsplex Management Group

The group proposes an indoor facility and incremental development of outdoor rectangular fields. The indoor facility would be approximately 75,000 SF and contain 3 turf fields, 3 basketball courts, 2 training areas, a full service restaurant, an arcade, and 4 party rooms. They would offer youth and adult leagues, tournaments, training, and rental programs for soccer, field hockey, flag football, lacrosse, basketball, roller hockey, volleyball, futsal, baseball, and softball. They would also offer youth summer camps, home school activities, pre-school programs, sports-related birthday parties, trade shows, after-prom parties, school field trips, and more.

The initial outdoor component would be 4 championship rectangular fields. These would be lighted, at least 2 would contain stadium-like bleacher seating, and be covered with Sofsport Turf. Uses would include soccer, lacrosse, field hockey, and football. When demand for these fields reaches capacity, 4 additional fields would be built, and this practice would continue in increments of 4 fields depending on demand and space available.

Contact: John Burns, Dulles Sportsplex, 21610 Atlantic Boulevard, Sterling, VA 20166
(301) 370-4671

Virginia Youth Soccer Association (VYSA)

The VYSA proposes approximately 35 rectangular fields located on 100 to 125 acres of land. Land requirements will depend on whether the site is a single one or in two locations, and whether duplicative ancillary facilities will have to be built on the sites. The facilities would include parking, restroom facilities, picnic areas, trails, and other amenities. The fields would be developed as world class facilities to meet the needs of all participation levels. Expected uses include lacrosse, football, and field hockey. The facilities would also lend themselves to community use beyond organized sporting events.

Contacts: Jeffrey Skigen, Treasurer, or Marie Travesky, Agent, Virginia Youth Soccer Association, 2239 D Tackett's Mill Drive, Woodbridge, VA 22192 (703) 494-0030 (local)
(703) 551-4035 (metro)

Fairfax Youth Sports Foundation, Inc. (the Foundation)

The Foundation proposes 30 synthetic turf (Field Turf or similar) fields, 20 rectangular for soccer, football, lacrosse, and field hockey, and 10 diamond fields for baseball and softball. Also included is a Field House for field sports to conduct indoor league play and training, and possibly a Gymnasium for court sports such as basketball and volleyball. The Sportsplex, besides

being a world class playing venue, would offer resources for clinics, camps, and instruction from “the best coaches and trainers in the nation.” The Sportsplex would also host several youth tournaments throughout the year in all team sports.

The Youth Center site would contain 11 fields, lighted for night play, and a 158,000 SF Field House. There would be 7 rectangular fields and 4 diamond fields. The Field House would be large enough for a full sized rectangular field and include restrooms, lockers, concessions, classrooms for seminars, quiet areas for homework, and storage. In addition to indoor sports, the Field House will offer meeting and conference space, sports banquettes, birthday parties, and a café. The additional site(s) would contain 19 fields and possibly a gymnasium. There would be 13 rectangular fields and 6 diamond fields. The sites would be located 1) near the intersection of Hooes and Furnace Roads and 2) surrounding the new high school and proposed new middle school off Silverbrook Road. Restrooms, concessions, and storage would be strategically located throughout the park.

Observations/recommendations by the Foundation: The expense of road improvements and asbestos removal make that aspect of the project difficult to finance. They recommend State and/or County funding of the infrastructure improvements. They also recommend the public sponsors conduct a market/feasibility analysis to ascertain the demand for specific indoor and outdoor components. Finally, they recommend that all potential active recreation area (165 acres) on the Conceptual Development Plan for Laurel Hill be included as one project or proposal.

Contact: Christopher Reed, President, Fairfax Youth Sports Foundation, Inc., 8630 Meadow Edge Terrace, Fairfax Station, VA 22039 (703) 922-8800

In association with: Dr. Jack Vivian, JRV Management, and John Nettles, West County Field House, LLC.

Laurel Hill Sports Foundation (LHSF)

The LHSF proposes demolition of existing structures at the Youth Center site and replacement with up to 15 lighted rectangular fields and 6 lighted baseball/softball fields. Up to 8 of the fields would be constructed with all-weather surfaces. In addition, an enclosed Field House would be provided, with approximately 3.5 acres under roof (152,000 SF). The Field House would be complete with retail and administrative space, as well as 3 distinct facilities capable of housing basketball, lacrosse, soccer, rugby, field hockey, etc. The indoor facilities would be complementary to existing FCPA RECenter programs. Expected uses include local league play, clinics, camps, regional tournaments as well as community programs and classes coordinated with the County RECenter offerings.

An additional 55 acres currently outside the fenced area would be earmarked for open/wooded space. This space would be used for a high and low ropes course for team building and leadership training exercises, as well as a 3.1 mile cross country course.

The LHSF would also like to use the NVRPA Occoquan Regional Park fields on an ongoing basis. They also note interest from several national sports foundations seeking to utilize the facility and potentially relocate their national headquarters at or near a facility such as the Sportsplex.

Contact: John Breheny, President, Laurel Hill Sports Foundation, 99 Canal Center Plaza, Suite 250, Alexandria, VA 22314 (301) 215-6279

Fusco Management, LLC

The primary interest of this organization is development of ice related facilities, including hockey, speed skating and curling. Previously developed and managed a \$3.2 million ice facility with an NHL size rink, heated seating for 55, eight locker rooms, four party rooms, pro-shop, snack shop, game room, gym facilities, rental skates for 700, and skate sharpening facilities. Indication they have the resources and contacts to either fully accomplish and/or serve as members of a collaborative team for the larger project.

Contacts: John A. and/or Aurilla M. Fusco, Fusco Management, LLC, c/o 15 Captain John's Cove, Stafford, VA 22554 (571) 232-4016

Virginia Sports Authority (VSA)

VSA has determined it would likely provide 1) community baseball/softball fields; outdoor basketball courts; soccer/lacrosse fields; outdoor hockey rinks and 2) an indoor sports and entertainment facility consisting of basketball courts; track and field area; soccer fields; retail space; and management offices.

Contact: Philip Seifert, Principal, Virginia Sports Authority, 1660 International Drive, Suite 400, McLean , VA 22102 (703) 288-5247

Cosine Development, LLC

Cosine Development would build an indoor sports complex to include ice rinks, general indoor fields for soccer, lacrosse, and other sports, and a children's activity area. Other amenities considered may be a fitness facility, batting cages, basketball courts, an extreme sports area and a restaurant/café.

It is not expected there will be a need for other facilities for tournament events. Teams utilizing the facility are expected to be in-house leagues for children and adults, travel teams, high school teams, and others.

Contact: Mark Salter, 10203 Brittenford Drive, Vienna, VA 22182 (703) 716-7447

